

# City of Mississauga Department Comments

Date Finalized: 2022-01-12	File(s): A373.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-01-20 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure proposing a lot coverage of 30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% in this instance.

## Background

**Property Address:** 6826 Second Line West

### Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-10 - Residential

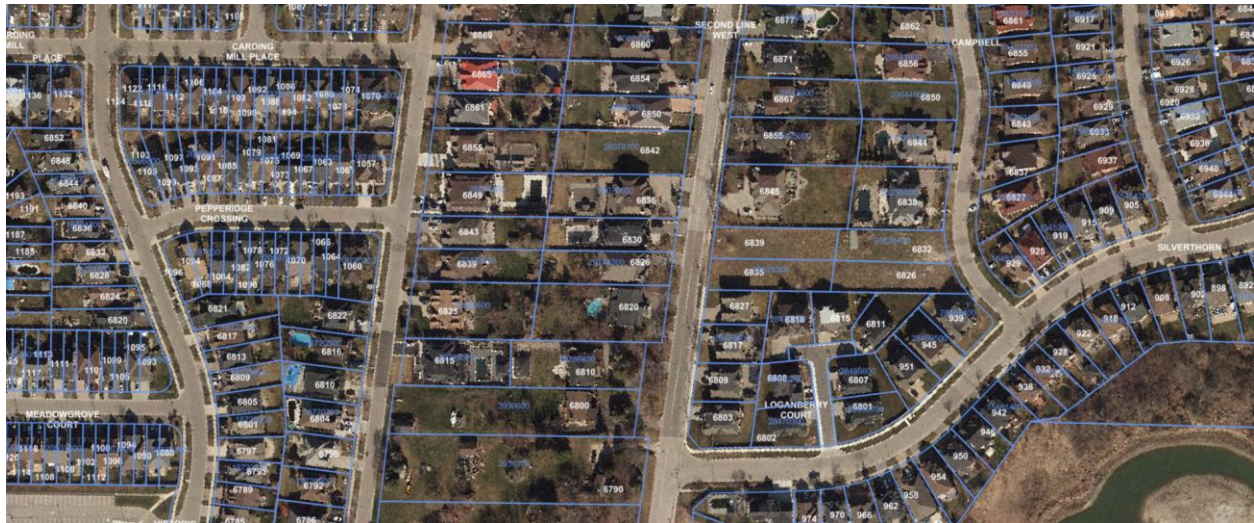
**Other Applications:** PREAPP 21-6730, POOL 21-160

### Site and Area Context

The subject property is located north-west of the Second Line West and Silverthorn Mill Avenue intersection in the Meadowvale Village Neighbourhood. It contains a detached dwelling and has a lot frontage of +/-18.03m (59.15ft) and a lot area of +/-1253.40m<sup>2</sup> (13,491.49ft<sup>2</sup>). This section of Second Line West contains lots that are both larger and smaller in size with varying

frontages. There is limited vegetation on the property, which is characteristic of this area of Second Line West.

The applicant is proposing landscaping and accessory structures requiring a variance for lot coverage.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings with lot frontages of at least 18 metres (59.06ft). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The requested variance proposes an increase in lot coverage for the subject property. The intent of the lot coverage provision in the By-law is to prevent the overdevelopment of the lot which may cause massing concerns to abutting properties. While Planning staff have no objections to the lot coverage increase proposed by the three accessory structures in the centre of the rear yard, upon further review it appears that the proposed sports court concrete pad will

factor into the lot's total coverage due to the installed boards. Furthermore Transportation & Works staff have raised concerns regarding drainage on the property which should be addressed prior to approval.

Staff therefore recommend that the application be deferred in order to confirm the appropriate lot coverage variance with Zoning and address the drainage concerns raised by Transportation & Works.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are some recent photos depicting the subject property. In our previous comments we requested a deferral of the application to allow for some drainage related issues to be addressed. The applicant has since undertaken some extensive works to install a water management system prior to any approvals or in depth review of the conceptual design. The submitted stormwater management brief is not complete and requires further information including, but not limited to, geotechnical information to determine the area soil type and information on the water table elevation in this area.

Our previous comments had indicated that a review of a Site Grading Plan prepared by a Professional Engineer may be required. As the subject site now includes storage/infiltration tanks underground, a Site Grading Plan prepared and stamped by a Professional Engineer for the subject property will be required.

In view of the above, specifically as it relates to the deficiencies in the submitted stormwater management brief the lack of a a Site Grading Plan prepared by a Professional Engineer, we are not in a position to indicate that our drainage related concerns pertaining to the significant amount of hard surface area on this property and resultant drainage has been resolved to our satisfaction yet. In this regard, we would suggest to the Committee that the application **be further deferred** to allow the applicant to provide the additional information for our review



















Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-6730. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Brandon Eidner, Zoning Examiner